



CITY OF  
**FORT LAUDERDALE**  
FLORIDA

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# UNSAFE STRUCTURES BOARD AGENDA

JANUARY 21, 2016

3:00 PM

**COMMISSION MEETING ROOM**  
**CITY HALL**  
100 N. ANDREWS AVENUE

## UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

**PURPOSE:** To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**Board Members:** Thornie Jarrett, **Chair** • John Phillips, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Don Larson • Ian Scot Seitel • Michael Weymouth • Steve Williams

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE15081232  
CASE ADDR: 740 NW 20 AV  
OWNER: BROWN HART PROPERTIES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 116.2.1.2.3  
INTERIOR WALLS HAVE LOST THEIR INTERGRITY DUE TO  
WALL INTRUSION.

FBC(2014) 116.2.2.1  
THE COST OF REHABILITATION OF THE STRUCTURE  
EXCEEDS THE 50% THRESHOLD OF THE VALUE OF THE  
BUILDING.

FBC(2014) 116.1.1  
THIS BUILDING IN ITS PRESENT CONDITION DOESN'T  
MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR  
MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE  
REPAIRED BY THE OWNERS OR DEMOLISHED:

STRUCTURE HAS DETERIORATED TO A STATE OF DISREPAIR  
THAT IT IS UNINHABITABLE

FBC(2014) 116.2.1.1.1  
ROTTED STRUCTURE PRESENTS FIRE HAZARD AND WAS  
FORCED TO BE BOARDED.

FBC(2014) 116.2.1.1.2  
EXCESS ACCUMULATION OF DUST, DEBRI AND ABONDONED  
PERSONAL ITEMS PRESENT A FIRE AND HEALTH HAZARD.

FBC(2014) 116.2.1.2.2  
THE ROOF STRUCTURE ROTTED AND COLLAPSED.

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HEARING SCHEDULED

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CASE NO: CE15110508  
CASE ADDR: 2406 GULFSTREAM LN  
OWNER: BISHOP, DIANE M L & BISHOP, CHELSEA K  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 116.1.1  
THIS BUILDING IN ITS PRESENT CONDITION DOESN'T  
MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR  
MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE  
REPAIRED BY THE OWNERS OR DEMOLISHED:  
STRUCTURE SUFFERED EXTENSIVE STRUCTURAL DAMAGE DUE  
TO FIRE.

FBC(2014) 116.2.1.1.1  
THE BUILDING CAN NOT BE OCCUPIED IN ITS PRESENT  
UNSAFE CONDITION AND DOES NOT MEET THE CRITERIA  
FOR OCCUPANCY.

FBC(2014) 116.2.1.2.3  
BUILDING HAS BEEN DESTROYED, INCLUDING EXTERIOR  
AND INTERIOR WALLS. THERE HAS BEEN EXTENSIVE  
DAMAGE TO THE ELECTRICAL AND MECHANICAL COMPONENTS  
OF THE STRUCTURE.

FBC(2014) 116.2.2.1  
THE STRUCTURE HAS SUFFERED DAMAGE THAT MAY EXCEED  
50% OF ITS VALUE AND MUST BE BROUGHT INTO FULL  
COMPLIANCE OF THE 2014 FLORIDA BUILDING CODE.

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CASE NO: CE15121824  
CASE ADDR: 834 NW 15 AVE  
OWNER: HARVIG PROPERTIES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 116.1.1  
THIS BUILDING IN ITS PRESENT CONDITION DOESN'T  
MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR  
MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE  
REPAIRED BY THE OWNERS OR DEMOLISHED:

BUILDING HAD A FIRE AND IT IS OPENED AND  
UNSECURED. IT HAS SUBSTANTIAL DAMAGE AND IT IS  
DETERIORATED. IT IS INHABITABLE AND PRESENTS A  
PUBLIC SAFETY HAZARD. IT IS ACROSS THE STREET FROM  
A SCHOOL AND PUBLIC PARK.

FBC(2014) 116.2.1.1.1  
BUILDING IS VACANT, OPEN AND ACCESSIBLE IT  
VIOLATES THE CRITERIA OF THIS SECTION OF THE CODE.

FBC(2014) 116.2.1.1.2  
EXCESSIVE ACCUMULATION OF DUST AND DEBRI.

FBC(2014) 116.2.1.2.2  
THE WALL STRUCTURES ARE COLLAPSING. THE ROOF  
STRUCTURE IS COLLAPSING. THE FLOOR STRUCTURE IS  
COLLAPSING.

FBC(2014) 116.2.1.2.3  
BUILDING HAS BEEN PARTIALLY DESTROYED.

FBC(2014) 116.2.1.2.4  
THE REMAING ROOF, WALLS AND FLOOR STRUCTURE ARE  
SAGGING AND LEANING AND IN IMMINENT DANGER OF  
FAILURE.

FBC(2014) 116.2.2.1  
THE COST OF REHABILITATION OF THIS STRUCTURE MEETS  
THE 50% THRESHOLD AND MUST BE BROUGHT TO  
COMPLY WITH THE PRESENT BUILDING CODE.

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